



**REGULAR MEETING  
VILLAGE OF BURR RIDGE  
PLAN COMMISSION**

**April 2, 2018  
7:30 P.M.**

**I. ROLL CALL**

**Greg Trzupek, Chairman**

**Mike Stratis  
Dehn Grunsten  
Jim Broline**

**Luisa Hoch  
Greg Scott  
Mary Praxmarer**

**II. APPROVAL OF PRIOR MEETING MINUTES**

**A. March 19, 2018 Plan Commission Regular Meeting**

**III. PUBLIC HEARINGS**

**A. Z-09-2018: 306 Burr Ridge Parkway (Hennessy); Text Amendment, Special Use, and Findings of Fact**

Requests a text amendment to permit “custom art studio” as a permitted or special use in the B-1 Business District and requests special use approval for a custom art studio in a B-1 Business District, if necessary.

**B. Z-10-2018: 16W020 79th Street (Lyons Truck Sales); Text Amendment, Special Use, and Findings of Fact**

Requests an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit chain link fence as a special use in a non-residential district and requests a special use as per the amended Section IV.J to permit a chain link fence on the subject property.

**IV. CORRESPONDENCE**

**A. Board Report – March 26, 2018**

**B. Activity Report – March 2018**

**V. OTHER CONSIDERATIONS**

- A. PC-05-2018: Consideration of Amendments to the Sign Ordinance; continued from February 19, 2018**

**VI. FUTURE SCHEDULED MEETINGS**

**A. April 16, 2018**

- **Z-05-2018: 9101 Kingery Highway (McDonald's); PUD and Findings of Fact; continued from March 5, 2018 and March 19, 2018**

Requests an amendment to Planned Unit Development Ordinance #A-834-24-15 and requests a special use approval as per Section VIII.C.2.q of the Burr Ridge Zoning Ordinance for a restaurant with drive-thru facilities in a B-2 Business District.

**B. May 7, 2018**

- **Z-04-2018: 7950 Drew Avenue (Patera); PUD, Variation, and Findings of Fact; continued from March 5, 2018**

Requests special use approval as per Section VI.F.2.h of the Burr Ridge Zoning Ordinance to approve a Planned Unit Development and requests a variation from Section VI.F.3.b.(6) of the Burr Ridge Zoning Ordinance to permit a Planned Unit Development on 8.87 acres rather than the required minimum of 40 acres.

**C. November 5, 2018**

- Staff requests that this meeting be cancelled due to the Village Hall and Police Station being used as polling sites for the November 6 general election.

**VII. ADJOURNMENT**

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**PLEASE NOTE:** All Plan Commission recommendations are advisory and are submitted to the Mayor and Board of Trustees for review and final action. Any item being voted on at this Plan Commission meeting will be forwarded to the Mayor and Board of Trustees for consideration at their April 9, 2018 Regular Meeting beginning at 7:00 P.M. Commissioner Broline is the Plan Commission representative for the April 9, 2018 Board meeting.

**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**VILLAGE OF BURR RIDGE**  
**MINUTES FOR REGULAR MEETING OF**  
**MARCH 19, 2018**

**I. ROLL CALL**

The Regular Meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:30 p.m. at the Burr Ridge Police Station, 7700 County Line Road, Burr Ridge, Illinois by Chairman Trzupek.

**ROLL CALL** was noted as follows:

**PRESENT:** 6 – Stratis, Grunsten, Praxmarer, Hoch, Broline, and Trzupek

**ABSENT:** 1 – Scott

Staff present were Village Administrator Doug Pollock and Assistant to the Village Administrator Evan Walter. Trustee Guy Franzese was also present in the audience.

**II. APPROVAL OF PRIOR MEETING MINUTES**

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Stratis to approve the minutes of the March 5, 2018 Plan Commission meeting.

**ROLL CALL VOTE** was as follows:

**AYES:** 3 – Broline, Stratis, Trzupek

**NAYS:** 0 – None

**ABSTAIN:** 3 – Hoch, Grunsten, Praxmarer

**MOTION CARRIED** by a vote of 3-0.

**III. PUBLIC HEARINGS**

Chairman Trzupek conducted the swearing in of all those wishing to speak during the public hearing on the agenda for the meeting.

**Z-08-2018: 15W110 87<sup>th</sup> Street (Provencal) – PUD, Variation and Findings of Fact**

Mr. Walter said that the petitioner had withdrawn their request and that the petitioner would need to re-file with the Village if they wished to continue with their pursuit of a PUD.

**Z-07-2018: 6860 North Frontage Road (Agarwal) – Special Use and Findings of Fact**

As directed by Chairman Trzupek, Mr. Walter described this request as follows: the petitioner is Arun Agarwal, owner of an 18,020 square foot commercial building at 6860 North Frontage Road. This property shares a parking lot with the property to the east, 6880 North Frontage Road, which the petitioner also owns. The petitioner is requesting special use approval for a medical clinic, First Choice Occupational Medicine, at 6860 North Frontage Road.

No public comment was provided on the petition.

The petitioner was not present. Chairman Trzupek noted that all petitioners should be present to represent a petition.

Commissioner Grunsten asked about the proposed hours of operation. Mr. Walter said that the proposed use anticipated to be open during normal business hours and briefly open on Saturdays.

Commissioner Broline asked if any emergency services would be provided at this location. Mr. Walter said that no such services would be part of the proposed use.

Chairman Trzupek said that he would like to see the regulation for medical office parking be amended to something other than six spaces for every doctor on site, as this method of regulation would be difficult to monitor.

At 7:45 p.m. a **MOTION** was made by Commissioner Grunsten and **SECONDED** by Commissioner Broline to close the public hearing.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Grunsten, Broline, Stratis, Hoch, Praxmarer and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Broline and **SECONDED** by Commissioner Praxmarer to recommend that the Board of Trustees approve a special use for First Choice Occupational Medicine in Suite A at 6860 North Frontage Road subject to the following conditions:

1. The special use shall be limited to First Choice Occupational Medicine at 6860 North Frontage Road in a manner consistent with the submitted business plan and to expire once the business no longer operates at this property.
2. In order to maintain compliance with the Zoning Ordinance parking regulations, there shall be no more than 27 doctors in practice at any given time.

**ROLL CALL VOTE** was as follows:

**AYES:** 6 – Broline, Praxmarer, Stratis, Hoch, Grunsten, and Trzupek

**NAYS:** 0 – None

**MOTION CARRIED** by a vote of 6-0.

**Z-05-2018: 9101 Kingery Highway (McDonald's) – PUD and Findings of Fact**

Commissioner Stratis stated that he would be recusing himself from participation in this petition due to a conflict of interest. As directed by Chairman Trzupek, Mr. Walter described this request as follows: The petitioner is McDonald's, lessee of land at 9101 Kingery Highway. This property is located west of the Spectrum Senior Living facility at the southeast corner of Kingery Highway and 91st Street, which was annexed as part of the Spectrum PUD approved in 2015. McDonald's requests an amendment to Planned Unit Development Ordinance #A-834-24-15 (the Spectrum PUD) and requests special use approvals as per Section VIII.C.2 of the Burr Ridge Zoning Ordinance for a single-tenant restaurant with drive-thru facilities in a B-2 Business District. The subject property is part of a Planned Unit Development approved in 2015, which originally included a senior care facility with approximately 190 total units on 15.5 acres and retail zoning on 3.5 acres fronting Kingery Highway. The Comprehensive Plan states that this area should be developed with residential lots; however, in 2015, the Plan Commission indicated that they wished to amend the Comprehensive Plan to reflect that this area should be developed as mixed-use, which

is the intention of the Spectrum PUD. An amendment to the Comprehensive Plan will be necessary and will be initiated by staff and scheduled for a subsequent Plan Commission meeting. Mr. Walter said that signs would be reviewed under a separate consideration.

Jim Olguin, attorney for the petitioner, introduced the petition and the team from McDonald's that worked on said petition.

Andrew Uttan, V3 Engineering, made a presentation on behalf of the petitioner. He said that McDonald's was moving a nearby location in unincorporated Hinsdale Township to the proposed property because the current building is outmoded and the new location would allow them to take advantage of better morning traffic patterns. He discussed site plans, building elevations, and other details related to the petition.

Chairman Trzupek asked for public comment.

Stillman Chang, 9550 Pacific Court, said that the petitioner's reasons for moving were not valid, including the setback of the current location on Kingery Highway being sub-standard and the building being outmoded.

Laurie Chang, 9550 Pacific Court, said that the increase in traffic would be detrimental to the property values in the area, specifically the Fallingwater subdivision, and said that the McDonald's would bring unwanted criminal activity to the Village. She said that she felt the south side of Burr Ridge was continually treated unfairly in regards to traffic and new development.

Cindy Gorney, 10S301 O'Neill Drive, said that she was concerned about an increase in traffic on 91<sup>st</sup> Street, with the increase affecting her neighborhood as traffic had routinely cut through her street to avoid the light on 91<sup>st</sup> Street on Kingery Highway. She also expressed concerns regarding the safety of pedestrians who were riding their bicycles in the area. Ms. Gorney asked about the smell that would emanate from the site. Cindy Armstrong, McDonald's, said that the company uses the latest in filtering technologies to mitigate issues related to smell. Ms. Gorney asked about sidewalk connectivity. Mr. Walter said that sidewalks were to be built on the south side of 91<sup>st</sup> Street and connect to County Line Road. Mr. Uttan explained that McDonald's is required to build an ADA-compliant access from the connecting sidewalks to a public door, which was shown on the plans.

Richard Shackleton, 10S311 O'Neill Drive, said that traffic at the intersection was already very intense and that pedestrians would be endangered if a McDonald's was permitted to be opened at the proposed location.

Barry Irwin, 15W064 87<sup>th</sup> Street, said that the proposed use was not appropriate for the existing intersection and felt that a McDonald's should not be featured at a major entrance to the Village.

Raymond Baldi, 9204 Fallingwater Drive, said that he had seen the area develop as the first resident in the Fallingwater subdivision, and was concerned that crime that he felt currently existed

on the other corners of the intersection would be drawn into Burr Ridge that would be brought by the McDonald's.

Marc Thoma, 7515 Drew, said that the garbage area was small and that the garbage trucks would cause parking lot back-ups. Al Daniels, McDonald's construction manager, said that they did not anticipate this being a problem. Mr. Thoma said that the elevations were ugly and cookie-cutter, and was not up to Burr Ridge standards. Mr. Thoma asked the petitioner where snow would be put on site if this were allowed. Mr. Daniels said that the proposed site allowed for more storage than McDonald's is usually used to due to the reconfigured site plan which eliminated a driveway. Mr. Thoma asked if the yellow architectural features were considered signs. Mr. Walter said that these were not considered signs as they are architectural features of the building's elevation.

Alice Krampits, 7515 Drew, asked about the hours of operation, specifically if the location would be open 24 hours. Mr. Daniels said that the facility would be open approximately 5am-midnight with the interior of the store closing one hour prior to midnight, with only drive-through access permitted after 11pm. Ms. Krampits asked about the potential to work with DuPage County to lower the speed limit on Kingery Highway due to the number of residents concerned about traffic speed in the area.

Anis Paya, 9253 Fallingwater Drive, said that he had experience managing traffic-related projects and found that the petitioner's work was not up to certain professional standards. He requested that another traffic study be done during summer months to determine if traffic projections would differ.

Mary Glusak, 2 Sylvan Glen Court, said that she was concerned about crime coming into Burr Ridge that would be brought by the McDonald's.

Commissioner Praxmarer said that while the property is zoned for such a use, she was concerned about the intensity of traffic and requested further traffic studies and information be provided. Commissioner Praxmarer also requested crime reports from the other three corners of the intersection located in unincorporated DuPage County.

Commissioner Grunsten said that traffic was a primary concern, and did not feel that the proposed elevations met the aesthetic standards that are expected in Burr Ridge. She compared the proposed elevations to several other locations in the area and wanted to see a more aesthetically pleasing elevation brought forth.

Commissioner Broline asked the traffic consultant to explain the traffic study, specifically regarding how they came up with the proposed traffic counts if McDonald's were built. Commissioner Broline also asked about sales projections for this proposed location. Luay Aboona, KLOA, provided an answer, but Commissioner Broline said that he did not feel the explanation provided was clear and did not support the proposed petition without further information.

Commissioner Hoch asked what types of uses are appropriate for the site under current zoning, if there was anything similar in the Village to a McDonald's, and if there was a more suitable site

for such a use. Mr. Walter said that the property is zoned for commercial retail uses, such as a McDonald's, and that they are a well-known, well-run entity with a proven business model. Mr. Walter said that there are no other uses like a McDonald's in town; he explained that McDonald's was the first ever petition for a drive-thru restaurant in town and the Village has no comparable zoning history for another use. Mr. Walter said that in his opinion, this was the best site for a McDonald's in Burr Ridge from an economic development and planning perspective.

Chairman Trzupek said that he felt that the traffic study was valid, but did request that the petitioner refine their study to be more user-friendly and understandable. Chairman Trzupek asked staff how IDOT studied intersections for possible improvements. Mr. Walter said that IDOT likely did a study when the Spectrum PUD was proposed and concluded that the proposed uses would have included a senior living facility and several commercial outlots, and would have not approved the traffic improvements as sufficient if they did not feel that they would solve the problems.

At 10:02 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to continue the public hearing until the April 16, 2018 meeting of the Plan Commission.

**ROLL CALL VOTE** was as follows:

AYES: 5 – Hoch, Praxmarer, Grunsten, Broline, and Trzupek

NAYS: 0 – None

**MOTION CARRIED** by a vote of 5-0.

**Z-03-2018: Zoning Ordinance Amendment; Overnight, Outdoor Parking of Commercial Vehicles in Manufacturing Districts**

As directed by Chairman Trzupek, Mr. Walter described this request as follows: At the February 19, 2018 meeting, the Plan Commission discussed several potential amendments to the Zoning Ordinance related to outdoor, overnight commercial vehicle parking. The Plan Commission requested further data be collected on possibly regulating by building square footage and available parking spaces as well as provide a final recommendation for said amendments. Mr. Walter said that the results of this analysis demonstrate that the average petitioner requested one truck for every 2,500 square feet of commercial space or every third parking space.

At 10:12 p.m. a **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to close the public hearing.

**ROLL CALL VOTE** was as follows:

AYES: 6 – Hoch, Stratis, Broline, Praxmarer, Grunsten, and Trzupek

NAYS: 0 – None

**MOTION CARRIED** by a vote of 6-0.

A **MOTION** was made by Commissioner Stratis and **SECONDED** by Commissioner Hoch to recommend that the Board of Trustees approve amendments to the Section X.B.7 of the Zoning Ordinance as follows:

1. The standard number of vehicles that are permitted to be parked outside shall be raised from two to four.

- a. The trucks must be parked in the rear of the property or in the side if rear parking is unavailable.
  - b. Up to four trucks shall not exceed 24,000 pounds.
2. A commercial business may park up to eight trucks overnight; however, four of the eight trucks may not exceed a Class 2 GVWR rating (not to exceed 10,000 pounds).
3. Trailers shall be permitted but limited to one-half the number of total trucks parked outside, not to exceed four trailers without a special use permit, each not to exceed a 5,000-pound flat weight rating.
4. A special use hearing shall be required if the petitioner requests more than eight vehicles be stored outside or four vehicles if the subject property is located adjacent to a residential district.
  - a. If the commercial property abuts a residential zoning district, a 6' solid fence shall be provided on the residential lot line if the user seeks to park more than four commercial vehicles outdoor, overnight.
5. Outdoor storage, such as storage containers, shall remain a special use.
6. Outdoor, overnight parking of trucks exceeding 24,000 pounds shall remain prohibited.

**ROLL CALL VOTE** was as follows:

AYES: 6 – Stratis, Hoch, Broline, Praxmarer, Grunsten, and Trzupek

NAYS: 0 – None

**MOTION CARRIED** by a vote of 6-0.

#### **IV. CORRESPONDENCE**

#### **V. OTHER CONSIDERATIONS**

##### **S-03-2018: 9101 Kingery Highway (McDonald's); Sign Variations and Findings of Fact**

Commissioner Stratis stated that he would be recusing himself from participation in this petition due to a conflict of interest.

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Praxmarer to continue the consideration until the April 16, 2018 meeting of the Plan Commission.

**ROLL CALL VOTE** was as follows:

AYES: 5 – Hoch, Praxmarer, Grunsten, Broline, and Trzupek

NAYS: 0 – None

**MOTION CARRIED** by a vote of 5-0.



## **VI. FUTURE SCHEDULED MEETINGS**

### **1. April 2, 2018**

**A. Z-09-2018: 306 Burr Ridge Parkway (Hennessy); Text Amendment, Special Use, and Findings of Fact**

Requests a text amendment to permit “custom art studio” as a permitted or special use in the B-1 Business District and requests special use approval for a custom art studio in a B-1 Business District, if necessary.

**B. Z-10-2018: 16W020 79<sup>th</sup> Street (Lyons Truck Sales); Text Amendment, Special Use, and Findings of Fact**

Requests a text amendment Section IV.J of the Burr Ridge Zoning Ordinance to permit chain link fence as a special use in Manufacturing Districts and requests a special use approval as per the amended Section IV.J to permit a chain link fence on the subject property.

### **2. April 16, 2018**

**A. Z-05-2018: 9101 Kingery Highway (McDonald’s); PUD and Findings of Fact; continued from March 5, 2018 and March 19, 2018.**

Requests an amendment to Planned Unit Development Ordinance #A-834-24-15 (Spectrum) and requests special use approvals as per Section VIII.C.2.q of the Burr Ridge Zoning Ordinance for a single-tenant restaurant with drive-thru facilities in a B-2 Business District.

**B. S-03-2018: 9101 Kingery Highway (McDonald’s); Sign Variation; continued from March 5, 2018 and March 19, 2018.**

Requests variations from Section 55.06.A of the Burr Ridge Sign Ordinance to permit four wall signs in addition to a permitted ground sign on the subject property, all of which exceed 100 combined square feet.

## **VII. ADJOURNMENT**

A **MOTION** was made by Commissioner Hoch and **SECONDED** by Commissioner Stratis to **ADJOURN** the meeting at 10:19 p.m. **ALL MEMBERS VOTING AYE**, the meeting was adjourned at 10:19 p.m.

**Respectfully  
Submitted:**

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Evan Walter, Assistant to the Village Administrator



VILLAGE OF  
**BURR RIDGE**  
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**Z-09-2018: 306 Burr Ridge Parkway (Hennessy); Requests a text amendment to permit “custom art studio” as a permitted or special use in the B-1 Business District and requests special use approval for a custom art studio in a B-1 Business District, if necessary.**

**HEARING:**

April 2, 2018

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**

Jennifer Hennessy

**PETITIONER STATUS:**

Potential Tenant

**PROPERTY OWNER:**

Reegs Properties, LLC

**EXISTING ZONING:**

B-1 Business District

**LAND USE PLAN:**

Recommends Commercial Uses

**EXISTING LAND USE:**

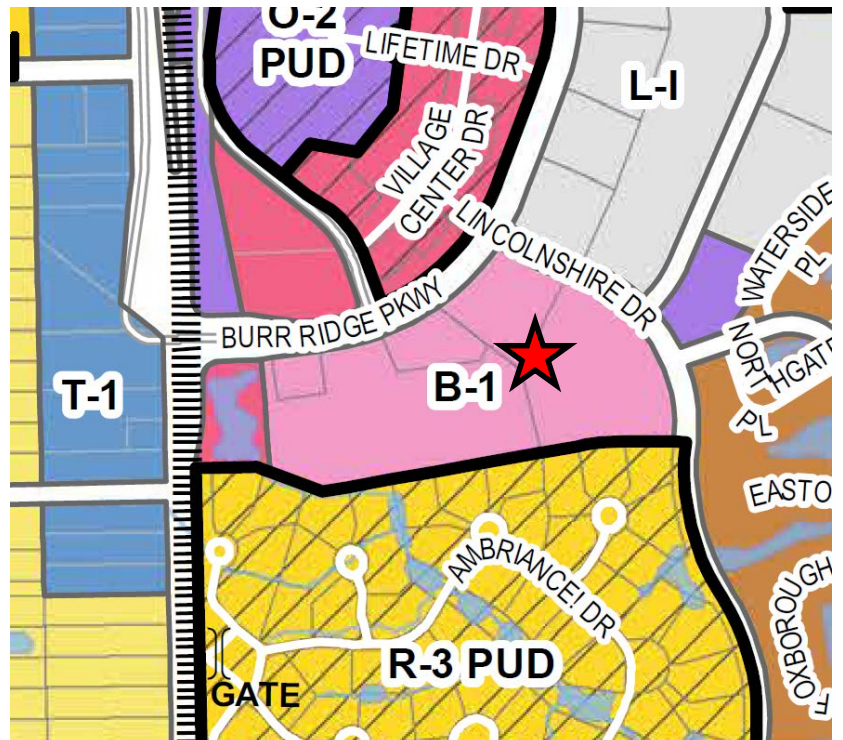
Commercial Building

**SITE AREA:**

7.2 Acres

**SUBDIVISION:**

County Line Square



The petitioner is Jennifer Hennessy, owner of The Henn House, a business which sells hand-painted wood signs and other products. The petitioner is requesting a text amendment to add “custom art studio” as a permitted or special use in the B-1 Business District and requests special use approval for a custom art studio in a B-1 Business District, if necessary. The petitioner has stated that the establishment will operate as a “paint and sip” concept, meaning that customers will be able to create their own pieces while consuming alcohol on premises. Alcohol will be permitted under a “bring your own beverage” model, meaning that customers will be permitted to bring alcohol for consumption but the business will not originate any retail sales of alcohol. Staff is currently working to create a new liquor license category which will permit such activity, which will be considered separately by the Board of Trustees. The petitioner has stated that the business will observe the standard hours of operation in Business Districts should this use be permitted, which is 7am-10pm, seven days a week.

### **Land Use and Site Analysis**

The subject property is located within County Line Square, which is zoned B-1 Business. The Village requires each use within County Line Square to receive a variance should it require additional parking compared to the previous use, which was Tuesday Morning. The petitioner’s proposed use has a lower parking impact than the previous use, thus no variance is required.

### **Public Hearing History**

In 2014, Tuesday Morning requested a variation to erect a sign with red letters instead of bronze, which was denied.

### **Public Comment**

No public comment was received on this petition.

### **Applicable Zoning Ordinance Section(s)**

The B-1 Business District is intended “to provide a location suitable to accommodate a combination of retail, service, and office uses in a commercial and business district.” Section VIII.B lists all presently permitted and special uses in the B-1 Business District, which includes uses such as art galleries, craft stores, interior decorating shops, and studios for the teaching of art, martial arts, music, dance, and gymnastics; however, it is staff’s interpretation that none of the currently listed permitted and special uses can accommodate the petitioner’s use.

### **Findings of Fact and Recommendation**

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend an amendment to Section VIII.B of the Zoning Ordinance to add a permitted or special use to the B-1 Business District, the following changes are suggested:

Section VIII.B (Permitted or Special Use in the B-1 Business District): *Custom art studio*

If the Plan Commission chooses to recommend a special use approval for The Henn House for a custom art studio in a B-1 Business District, staff recommends that the special use be limited to Jennifer Hennessy and The Henn House in a manner consistent with the submitted business plan and shall expire if The Henn House no longer operates at 306 Burr Ridge Parkway.

### **Appendix**

Exhibit A – Petitioner’s Materials





# VILLAGE OF BURR RIDGE

## PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: 100 Burr Ridge Parkway #306 PIN #                     

### GENERAL INFORMATION

PETITIONER: Jennifer Hennessy  
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS 11222 91st Street Burr Ridge, IL 60527

PHONE: 708-369-4897

EMAIL: jenn.hennessy@comcast.net

PROPERTY OWNER: Wayne Hubber Trust Co STATUS OF PETITIONER: Leasee

OWNER'S ADDRESS: 115 S Vine Street Hinsdale IL 60521 PHONE:                     

### PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: 1309 EXISTING ZONING: retail

EXISTING USE/IMPROVEMENTS: retail

SUBDIVISION:                     

**A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED**

### DESCRIPTION OF REQUEST

PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):

☐ Special Use ☐ Rezoning ☒ Text Amendment ☐ Variation(s)

thehenhouse is a retail store that will sell all handmade and custom products including personalized water bottles, wine glasses and hand painted custom wood signs. The store will also provide workshops for people to come in and design and make their own custom signs.

Please Provide Written Description of Request - Attach Extra Pages If Necessary

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Jennifer Hennessy  
Petitioner's Signature

February 28, 2018

Date Petition is Filed



**FINDINGS OF FACT  
FOR AN AMENDMENT TO THE  
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

The henn house (thehennhouse) is a retail store and workshop designed to build and create custom wood signs for the home, office, and special occasion. We also create custom water bottles and wine glasses. Everything is made to order, no two pieces are the same. I have been doing this out of my home for eight years and have a very large client base and following. I am very passionate about my work and am excited to share this with others.

b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

thehennhouse will be a good addition to Burr Ridge. We do not have anything like this in the area and it will attract a wide range of people to the area. There will be evening hours for workshops on certain nights but it will not be disruptive to any other business. We are a family oriented business and will have products for adults and children. We are very excited to bring a new, family friendly business to our village.

(Please transcribe or attach additional pages as necessary)

## thehennhouse, inc.

### Identity

Operation of a retail boutique selling hand crafted articles including, but limited to, signs, glassware, water bottles, and other customized items, and conducting workshops for the customization of retail products and related craft items.

### Target customers

We will target women and families of various ages. Our products will bring in people looking for hostess gifts, birthday and holiday gifts, graduation, birthday parties and workshops.

### Location

Our location is in a high traffic area and there is plenty of parking. Two fitness facilities nearby, several restaurants and a women's boutique.

### Management team

Jennifer Hennessy-Owner

Brian Hennessy-Owner

We plan to have a staff of 6-8 members

### The competition

At this time, there is nothing like this in our area. We believe it will be a good addition to our Village and bring in a wide range of new clients to the area.

### Revenue streams

We will have walk ins and also a very high demand for personalized products ordered online. The workshops will bring in large groups of people.

### Marketing activities

Our marketing will be primarily social media. Weekly emails, social media sites such as Instagram, Facebook, Snap Chat and Twitter. Word of mouth will travel fast as well through the schools.

### Company Overview

thehennhouse has been in operation since 2011. The business has operated out of our home and has been very successful. We have a large client base with several real estate companies that purchase custom signs for closing gifts and teams that purchase water bottles.



VILLAGE OF  
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A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527  
(630) 654-8181 • Fax (630) 654-8269 • [www.burr-ridge.gov](http://www.burr-ridge.gov)

**Mickey Straub**  
Mayor

**Karen J. Thomas**  
Village Clerk

**J. Douglas Pollock**  
Village Administrator

March 13, 2018

**NOTICE OF PUBLIC HEARING**

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

1. **Z-09-2018: 306 Burr Ridge Parkway** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Jennifer Hennessy for a text amendment to permit "custom art studio" as a permitted or special use in the B-1 Business District and requests special use approval for a custom art studio in a B-1 Business District, if necessary. The petition number and property address is **Z-09-2018: 306 Burr Ridge Parkway** and the Permanent Real Estate Index Number is: **18-30-301-001**.

A public hearing to consider this petition is scheduled for:

**Date:** Monday, April 2, 2018  
**Time:** 7:30 P.M. or as soon thereafter as the matter may be heard.  
**Location:** Village of Burr Ridge  
Board Room  
7660 South County Line Road  
Burr Ridge, IL 60527

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please contact:

Evan Walter, Assistant to the Village Administrator  
(630) 654-8181 ext. 2010  
[ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.



S + O Aatel PO Box 267 Westmont, IL 60559	Winkle Lee 850 Village Center Dr. #317 Burr Ridge, IL 60527	C + S Prosek 8218 Kathryn Court Burr Ridge, IL 60527
P. Jepsen 850 Village Center Dr. #308 Burr Ridge, IL 60527	Christine Randin 250 E. Pearsen St. #3203 Chicago, IL 60611	Samuel Basilous 529 Lisk Avenue Staten Island, NY 10303
Jovic 7920 Deer View Ct. Burr Ridge, IL 60527	Kathleen Kaszka 850 Village Center Dr. #319 Burr Ridge, IL 60527	Gregory Schultz 7900 Cass Avenue Darien, IL 60527
J Kuksta 850 Village Center Dr. #310 Burr Ridge, IL 60527	Sharma PO Box 450 Palos Heights, IL 60463	Williams Kalnes 850 Village Center Dr. #413 Burr Ridge, IL 60527
Wesley Tate 850 Village Center Dr. #311 Burr Ridge, IL 60527	Nick Simov 850 Village Center Dr. #321 Burr Ridge, IL 60527	Richard Michalak 850 Village Center Dr. #414 Burr Ridge, IL 60527
Norbert Kuksta 850 Village Center Dr. #312 Burr Ridge, IL 60527	James Chesniak 850 Village Center Dr. #404 Burr Ridge, IL 60527	Diane Vivo 850 Village Center Dr. #415 Burr Ridge, IL 60527
Anthony Formato 5236 Victor St. Downers Grove, IL 60515	P + A Sevs 850 Village Center Dr. Burr Ridge, IL 60527	Perm Sharma 505 Ambriance Drive Burr Ridge, IL 60527
Vijaya Sarma 7707 Hamilton Avenue Burr Ridge, IL 60527	Allan Thom 850 Village Center Dr. #406 Burr Ridge, IL 60527	850 BR LLC 2500 S. Highland Ave. Lombard, IL 60148
David Atkenson 14640 John Humphrey Drive Orland Park, IL 60462	George Gianakas 9320 W. 122 <sup>nd</sup> St. Palos Park, IL 60464	Marwan Kasi 850 Village Center Dr. #418 Burr Ridge, IL 60527
Jason Nash 850 Village Center Dr. #316 Burr Ridge, IL 60527	John Vanney 131 Rancho Mirage Dr. Kissimmee, FL 34759	Kumod Barman 9311 Tandragee Dr. Orland Park, IL 60462



Paul Walk 36 Old Mill Lane Burr Ridge, IL 60527	Indigo Management 7223 Route 83 PMB 208 Willowbrook, IL 60527	C. Boccmmini 850 Village Center Dr. #218 Burr Ridge, IL 60527
Canino 850 Village Center Dr. #202 Burr Ridge, IL 60527	Nancy Segretti 850 Village Center Dr. #210 Burr Ridge, IL 60527	Vincenzo Marino 850 Village Center Dr. #203 Burr Ridge, IL 60527
R. Silekis 850 Village Center Dr. #211 Burr Ridge, IL 60527	Silvia Lee 850 Village Center Dr. Burr Ridge, IL 60527	Amartit Singh 850 Village Center Dr. #204 Burr Ridge, IL 60527
Current Resident 850 Village Center Dr. #212 Burr Ridge, IL 60527	Dominic Altobelli 850 Village Center Dr. #220 Burr Ridge, IL 60527	Jerry Simmons 850 Village Center Dr. #205 Burr Ridge, IL 60527
E. Carnevale 850 Village Center Dr. #213 Burr Ridge, IL 60527	Alice Martin 6115 Timber Ridge Ct. Burr Ridge, IL 60527	Michael Yost 850 Village Center Dr. #206 Burr Ridge, IL 60527
Janet Plecki 850 Village Center Dr. #214 Burr Ridge, IL 60527	Ashot Kohari 850 Village Center Dr. #301 Burr Ridge, IL 60527	Evaldas Galentas 850 Village Center Dr. #207 Burr Ridge, IL 60527
Sheela Singh 9457 Fallingwater Dr. Burr Ridge, IL 60527	Michalak 850 Village Center Dr. #208 Burr Ridge, IL 60527	Ather Nizam 401 Tamerton Parkway Burr Ridge, IL 60527
Francisco Cervantes 850 Village Center Dr. #304 Burr Ridge, IL 60527	Tracy Schoppen 850 Village Center Dr. #216 Burr Ridge, IL 60527	Devindra Sharma 6625 Manor Dr. Burr Ridge, IL 60527
Kil Nam and Heega Kim 5623 Garfield Avenue Hinsdale, IL 60527	Real Estate 911 114 Shore Drive Burr Ridge, IL 60527	Gould 450 Village Center Dr. #310 Burr Ridge, IL 60527
Jelinek 450 Village Center Dr. #403 Burr Ridge, IL 60527	Hurka 450 Village Center Dr. #415 Burr Ridge, IL 60527	Lee 450 Village Center Dr. #311 Burr Ridge, IL 60527

Bartolome 450 Village Center Dr. #404 Burr Ridge, IL 60527	Michalski 450 Village Center Dr. #416 Burr Ridge, IL 60527	Santillo 450 Village Center Dr. #312 Burr Ridge, IL 60527
Henning 450 Village Center Dr. #405 Burr Ridge, IL 60527	Broucek 450 Village Center Dr. #417 Burr Ridge, IL 60527	Rola 450 Village Center Dr. #313 Burr Ridge, IL 60527
Chang 9550 Pacific Ct. Burr Ridge, IL 60527	Burritz Real Estate 8403 Oak Knoll Dr. Burr Ridge, IL 60527	Nuccio 7961 Creekwood Dr. Burr Ridge, IL 60527
Jankowski 4809 Grand Ave. Western Springs, IL 60558	Rasimaviciote 450 Village Center Dr. #410 Burr Ridge, IL 60527	Murphy 450 Village Center Dr. #316 Burr Ridge, IL 60527
Current Resident 450 Village Center Dr. #317 Burr Ridge, IL 60527	Phelps 180 Stone Lake Dr. Makanda, IL 62958	Cales 450 Village Center Dr. #401 Burr Ridge, IL 60527
Murry Homestead 3 Paddock Lemont, IL 60439	Caurney 6265 Wildwood Ln. Burr Ridge, IL 60527	Toellner 450 Village Center. Dr. #414 Burr Ridge, IL 60527
JP Bryant 130 Northgate Pl. Burr Ridge, IL 60527	John Hartigan 137 Northgate Pl. Burr Ridge, IL 60527	Elizabeth Burt 113 Northgate Pl. Burr Ridge, IL 60527
Kathryn Harris 129 Northgate Pl. Burr Ridge, IL 60527	Floyd Stone 118 Northgate Pl. Burr Ridge, IL 60527	Randall Grant 115 Northgate Pl. Burr Ridge, IL 60527
Margaret Wojcik 128 Northgate Pl. Burr Ridge, IL 60527	L. Peterson 117 Northgate Pl. Burr Ridge, IL 60527	Susan O'Donnell 120 Northgate Pl. Burr Ridge, IL 60527
Linda Lucatorto 116 Northgate Pl. Burr Ridge, IL 60527	Joy Nitti 127 Northgate Pl. Burr Ridge, IL 60527	Marlene Lingle 119 Northgate Pl. Burr Ridge, IL 60527

R. Stanko 133 Northgate Pl. Burr Ridge, IL 60527	Brook Fuller 121 Northgate Pl. Burr Ridge, IL 60527	Peter Little 72 Trent Ct. Burr Ridge, IL 60527
Anatoly Okun 132 Northgate Pl. Burr Ridge, IL 60527	George Daker 122 Northgate Pl. Burr Ridge, IL 60527	Current Resident 86 Trent Ct. Burr Ridge, IL 60527
Dolosic 131 Northgate Pl. Burr Ridge, IL 60527	Voss 123 Northgate Pl. Burr Ridge, IL 60527	Shirley Zaher 85 Trent Ct. Burr Ridge, IL 60527
Patricia Rojakovick 134 Northgate Pl. Burr Ridge, IL 60527	Walter Robertson 124 Northgate Pl. Burr Ridge, IL 60527	Christopher Malo 84 Trent Ct. Burr Ridge, IL 60527
Paul Hare 135 Northgate Pl. Burr Ridge, IL 60527	Frank Sibr 125 Northgate Pl. Burr Ridge, IL 60527	K. Rao 73 Trent Ct. Burr Ridge, IL 60527
Barbara Schneider 136 Northgate Pl. Burr Ridge, IL 60527	David & Laura Schetter 126 Northgate Pl. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527
Forkan 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527
E. Prodehl 305 Ambriance Ct. Burr Ridge, IL 60527	Patel 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527
E. Prodehl 104 Ambriance Ct. Burr Ridge, IL 60527	E. Prodehl 202 Ambriance Ct. Burr Ridge, IL 60527	Suri 103 Ambriance Ct. Burr Ridge, IL 60527
Yu 407 Ambriance Ct. Burr Ridge, IL 60527	Mahoney 201 Ambriance Ct. Burr Ridge, IL 60527	Lee 205 Ambriance Ct. Burr Ridge, IL 60527

Reddy 406 Ambriance Dr. Burr Ridge, IL 60527	DeYoung 121 Ambriance Dr. Burr Ridge, IL 60527	Mendi 302 Ambriance Dr. Burr Ridge, IL 60527
Singhal 405 Ambriance Dr. Burr Ridge, IL 60527	Bekteshi 14 Ambriance Dr. Burr Ridge, IL 60527	Kolosa 303 Ambriance Dr. Burr Ridge, IL 60527
Kirby 16 Ambriance Dr. Burr Ridge, IL 60527	Andrew Oh 74 Trent Ct. Burr Ridge, IL 60527	Kabir 304 Ambriance Dr. Burr Ridge, IL 60527
Fern Inc. 15 Ambriance Dr. Burr Ridge, IL 60527	H. Monindra 402 Ambriance Dr. Burr Ridge, IL 60527	Szot 301 Ambriance Dr. Burr Ridge, IL 60527
Gattuso 401 Ambriance Dr. Burr Ridge, IL 60527	Abboud 206 Ambriance Dr. Burr Ridge, IL 60527	Chronis 404 Ambriance Dr. Burr Ridge, IL 60527
Shinneman 207 Ambriance Dr. Burr Ridge, IL 60527	Gandhi 403 Ambriance Dr. Burr Ridge, IL 60527	Micaletti 203 Ambriance Dr. Burr Ridge, IL 60527
John Hayes 75 Trent Ct. Burr Ridge, IL 60527	Thomas Schmidt 78 Trent Ct. Burr Ridge, IL 60527	B. Spinato 104 Waterside Pl. Burr Ridge, IL 60527
Eleanor Nickel 79 Trent Ct. Burr Ridge, IL 60527	J. Sokolowski 87 Trent Ct. Burr Ridge, IL 60527	Kulkman 105 Waterside Pl. Burr Ridge, IL 60527
Mary Mateja 80 Trent Ct. Burr Ridge, IL 60527	Louis Cano 88 Trent Ct. Burr Ridge, IL 60527	Serwat 106 Waterside Pl. Burr Ridge, IL 60527
Schulze 81 Trent Ct. Burr Ridge, IL 60527	Patyk 89 Trent Ct. Burr Ridge, IL 60527	Navickas 107 Waterside Pl. Burr Ridge, IL 60527

Kircher 90 Trent Ct. Burr Ridge, IL 60527	Hunt 82 Trent Ct. Burr Ridge, IL 60527	Mulvenna 108 Waterside Pl. Burr Ridge, IL 60527
Weiss 91 Trent Ct. Burr Ridge, IL 60527	Berdelle 83 Trent Ct. Burr Ridge, IL 60527	Roth 109 Waterside Pl. Burr Ridge, IL 60527
Frank Digiovanni 92 Trent Ct. Burr Ridge, IL 60527	Susan Schaus 94 Trent Ct. Burr Ridge, IL 60527	Failkowski 110 Waterside Pl. Burr Ridge, IL 60527
Craig Mares 93 Trent Ct. Burr Ridge, IL 60527	Clement Urban 95 Trent Ct. Burr Ridge, IL 60527	Kett 111 Waterside Pl. Burr Ridge, IL 60527
Daniel Foxen 76 Trent Ct. Burr Ridge, IL 60527	Nancy Tepler 96 Trent Ct. Burr Ridge, IL 60527	Williams 112 Waterside Pl. Burr Ridge, IL 60527
Ellen Blakeman 77 Trent Ct. Burr Ridge, IL 60527	Serpe 113 Waterside Ct. Burr Ridge, IL 60527	Kuksta 99 Waterside Pl. Burr Ridge, IL 60527
Sharma 98 Waterside Ct. Burr Ridge, IL 60527	Gapslott 102 Waterside Pl. Burr Ridge, IL 60527	Sellers 101 Waterside Pl. Burr Ridge, IL 60527
Jenkins 100 Waterside Pl. Burr Ridge, IL 60527	Hanna 103 Waterside Pl. Burr Ridge, IL 60527	Wida 450 Village Center Dr. #210 Burr Ridge, IL 60527
J.L. Fox 450 Village Center Dr. #217 Burr Ridge, IL 60527	Glimco 450 Village Center Dr. #201 Burr Ridge, IL 60527	Cole 450 Village Center Dr. #301 Burr Ridge, IL 60527
Levy 450 Village Center Dr. #202 Burr Ridge, IL 60527	Murray 450 Village Center Dr. #211 Burr Ridge, IL 60527	Vea 2 Saddle Court Burr Ridge, IL 60527

Kevin Kopp 450 Village Center Dr. #212 Burr Ridge, IL 60527	Bilthuis 450 Village Center Dr. #303 Burr Ridge, IL 60527	Meyering 7900 Bulldog Dr. Summit, IL 60501
Vicki Shaw 197 Foxborough Pl. Burr Ridge, IL 60527	Napolitano 450 Village Center Dr. #304 Burr Ridge, IL 60527	Philip Timyan 450 Village Center Dr. #205 Burr Ridge, IL 60527
Mekhail 450 Village Center Dr. #214 Burr Ridge, IL 60527	Tarjkov 450 Village Center Dr. #305 Burr Ridge, IL 60527	Lykouratzos 450 Village Center Dr. #206 Burr Ridge, IL 60527
Presidio Cap. LLC 450 Village Center Dr. #215 Burr Ridge, IL 60527	Millinowiseh 450 Village Center Dr. #306 Burr Ridge, IL 60527	Joan Tameling 450 Village Center Dr. #207 Burr Ridge, IL 60527
Frank Silzer 46 Stone Creek Dr. Lemont, IL 60439	Dorminey 450 Village Center Dr. #209 Burr Ridge, IL 60527	Joitis 450 Village Center Dr. #308 Burr Ridge, IL 60527
Thomas 450 Village Center Dr. #216 Burr Ridge, IL 60527	Strzyz 450 Village Center Dr. #309 Burr Ridge, IL 60527	

Vijay Singhal 405 Ambriance Drive Burr Ridge, IL 60527	Komar 8161 Ridgepoint Drive Burr Ridge, IL 60527	Dillard 801 Village Center Dr. #307 Burr Ridge, IL 60527
James O'Brien 6345 Martin Drive Willowbrook, IL 60527	Dombro 801 Village Center Dr. #205 Burr Ridge, IL 60527	Denard 801 Village Center Dr. #308 Burr Ridge, IL 60527
Jogar LLC 750 Village Center Drive Burr Ridge, IL 60527	Alka Srivastava 9 Lake Ridge Court Burr Ridge, IL 60527	Sharma 6652 Manor Dr. Burr Ridge, IL 60527
Jon Skulborstad 1000 Village Center Dr. Burr Ridge, IL 60527	Sidhu 3816 Littlestone Ct. Naperville, IL 60564	DeClaral 909 Cleveland Dr. Hinsdale, IL 60521
Currant 760 Village Center Dr. #220 Burr Ridge, IL 60527	Meyers 801 Village Center Dr. #208 Burr Ridge, IL 60527	P. Sutkowski Markha 801 Village Center Dr. #4 Burr Ridge, IL 60527
PPC Real Estate 760 Village Center Dr. #220 Burr Ridge, IL 60527	Zapka 801 Village Center Dr. #302 Burr Ridge, IL 60527	Larry Siebs 801 Village Center Dr. #404 Burr Ridge, IL 60527
Jerate LLC 760 Village Center Dr. #200 Burr Ridge, IL 60527	Rizzuto 801 Village Center Dr. #303 Burr Ridge, IL 60527	Pondaleeka 502 Ambriance Drive Burr Ridge, IL 60527
Johnson 801 Village Center Dr. #201 Burr Ridge, IL 60527	Fava 801 Village Center Dr. #304 Burr Ridge, IL 60527	Salamone 801 Village Center Dr. Burr Ridge, IL 60527
Richaed Holee 14331 Oakwood Ct Orland Park, IL 60462	Bellisario 801 Village Center Dr. #305 Burr Ridge, IL 60527	Harbour 801 Village Center Dr. #407 Burr Ridge, IL 60527
Daniel Keefe 801 Village Center Dr. #203 Burr Ridge, IL 60527	Tooleimat 801 Village Center Dr. #306 Burr Ridge, IL 60527	Wasz 801 Village Center Dr. Burr Ridge, IL 60527

# NOTICE OF PUBLIC HEARING

This property will be the subject of a public hearing conducted by the Village of Burr Ridge Plan Commission as follows:

**Z-09-2018: 306 Burr Ridge Parkway** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Jennifer Hennessy for a text amendment to permit “custom art studio” as a permitted or special use in the B-1 Business District and requests special use approval for a custom art studio in a B-1 Business District, if necessary. The petition number and property address is **Z-09-2018: 306 Burr Ridge Parkway** and the Permanent Real Estate Index Number is: **18-30-301-001**.

The public hearing to consider this petition is scheduled for:

**Date:** Monday, April 2, 2018

**Time:** 7:30 P.M. or as soon thereafter as the matter may be heard.

**Location:** Village of Burr Ridge  
Board Room  
7660 County Line Road  
Burr Ridge, IL 60527

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please contact:

Evan Walter, Assistant to the Village Administrator

(630) 654-8181 ext. 2010

[ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.



306

We welcome  
your check.

1-800-555-1234

## NOTICE OF PUBLIC HEARING

This property will be the subject of a public hearing conducted by the Village of Burr Ridge Planning Commission on Monday, April 2, 2018.

**2-09-2018: 306 Burr Ridge Parkway** The Planning Commission/Board of Appeals will hold a public hearing to consider a request by Jennifer Hennessey for a text amendment to permit "custom art studio" as a permitted or special use in the B-1 Business District and requests special use approval for a custom art studio in a B-1 Business District, if necessary. The petition number and property address is **2-09-2018: 306 Burr Ridge Parkway** and the Permanent Parcel Index Number is: **18-00-001-001**.

The public hearing to consider this petition is scheduled for:

**Date:** Monday, April 2, 2018  
**Time:** 7:00 PM to 8:00 PM, or as soon thereafter as the matter may be heard.  
**Location:** Village of Burr Ridge  
Board Room  
North County Line Road  
Burr Ridge, IL 60521

Notice is given that the public hearing will be held at the Burr Ridge Village Hall. To request additional information, please contact:

Tom Weller, Assistant to the Village Administrator  
630-581-8141 ext. 7000  
tweller@burr-ridge.org

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written comments will be accepted and will be reviewed by the Planning Commission/Board of Appeals if received at the Village Hall on or before the date of the public hearing.





VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

**Z-10-2018: 16W020 79<sup>th</sup> Street (Lyons Truck Sales); Requests an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit chain link fence as a special use in non-residential districts and requests a special use as per the amended Section IV.J to permit a chain link fence on the subject property.**

**HEARING:**

April 2, 2018

**TO:**

Plan Commission  
Greg Trzupek, Chairman

**FROM:**

Evan Walter  
Asst. to the Village Administrator

**PETITIONER:**

Lyons Truck Sales

**PETITIONER STATUS:**

Property Owner

**PROPERTY OWNER:**

Lyons Truck Sales

**EXISTING ZONING:**

G-I General Industrial

**LAND USE PLAN:**

Recommends Industrial Uses

**EXISTING LAND USE:**

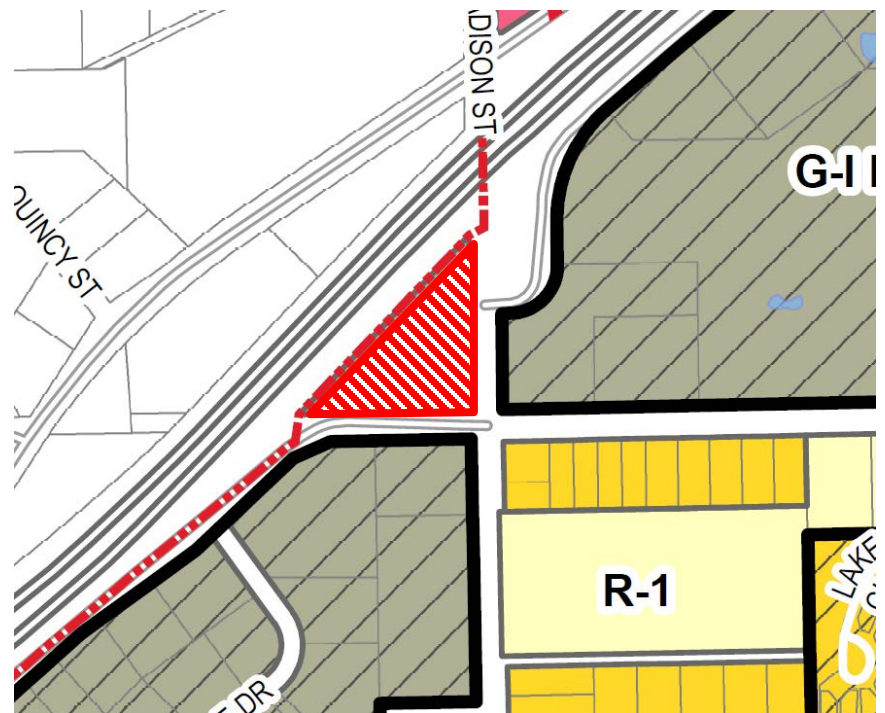
Commercial Business

**SITE AREA:**

3.35 Acres

**SUBDIVISION:**

None



The petitioner is Lyons Truck Sales, a truck sales and service business located at 16W020 79<sup>th</sup> Street. The petitioner requests an amendment to Section IV.J of the Zoning Ordinance to permit a chain link fence as a special use in non-residential districts and requests a special use as per the amended Section IV.J to permit a chain link fence on the property. Chain link fences are currently prohibited by the Zoning Ordinance. The petitioner recently filed a petition to permit an electric fence on the property, which was recommended for approval by the Plan Commission but tabled by the Board of Trustees at the request of the petitioner to allow for this petition to permit a chain link fence to be filed.

Figure 1 – Current Fencing on Property

Two fences currently exist on the property (Figure 1). The red line represents a solid 4' wood fence, while the yellow line represents an 8' chain link fence topped with barbed wire. The petitioner has stated that they will remove all barbed wire from the property regardless of the petition's outcome. If the Plan Commission's recommendation to permit 8' electric fences is approved by the Board of Trustees, the existing chain link fence will need to be reduced in size to 6' due to manufacturer specifications dictating that a barrier fence 2' shorter than the electric fence be installed 3-12 inches in front of the electric fence.



### **Public Hearing History**

In 1980, General Motors requested an amendment to establish *truck sales business* as a special use, which was granted, along with a special use for outside storage, with the condition that a 4' fence be erected along Madison Street and 79<sup>th</sup> Street. This fence was replaced in 1998. In 2015, a special use was granted to Lyons Truck Sales for an *automobile and truck and equipment sales, rental and service* use. In 2018, a petition to permit an electric fence on the property via an amendment and special use was also recommended for approval by the Plan Commission, but has not been considered by the Board of Trustees at this time.

### **Public Comment**

No public comment was received for the petition.

### **Applicable Zoning Ordinance Section(s)**

Section IV.J.1.d of the Zoning Ordinance states:

- *Chain link, solid, barbed wire and fences which are electrically charged to produce a shock when touched are specifically prohibited [in residential districts].*

Section IV.J.2.c of the Zoning Ordinance states:

- *The location, height, design, and type of fence [in non-residential districts] shall comply with the standards for residential fences contained in Section IV.J.1 above, except as may be specifically authorized by conditions for approval of the special use.*

#### **Findings of Fact and Recommendation**

The petitioner has provided findings of fact which may be adopted if the Plan Commission is in agreement with those findings. If the Plan Commission chooses to recommend approval of an amendment to create a special use for chain link fences, the following changes are suggested:

Section IV.J.2.b.(v): ***Chain link fences shall be considered special uses in Manufacturing Districts. Such fences must be located on lots with a minimum size of 3 acres and be no taller than 6' in height.***

If the Plan Commission chooses to recommend approval of a special use per the amended Zoning Ordinance, it should be approved subject to the site plan.

#### **Appendix**

Exhibit A – Petitioner's Application





# VILLAGE OF BURR RIDGE

## PETITION FOR PUBLIC HEARING PLAN COMMISSION/ZONING BOARD OF APPEALS

ADDRESS OF PROPERTY: \_\_\_\_\_ PIN # \_\_\_\_\_

### GENERAL INFORMATION

PETITIONER: \_\_\_\_\_  
(All correspondence will be directed to the Petitioner)

PETITIONER'S ADDRESS \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_ STATUS OF PETITIONER: \_\_\_\_\_

OWNER'S ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

### PROPERTY INFORMATION

PROPERTY ACREAGE/SQ FOOTAGE: \_\_\_\_\_ EXISTING ZONING: \_\_\_\_\_

EXISTING USE/IMPROVEMENTS: \_\_\_\_\_

\_\_\_\_\_ SUBDIVISION: \_\_\_\_\_

**A CURRENT PLAT OF SURVEY WITH LEGAL DESCRIPTION MUST BE ATTACHED**

### DESCRIPTION OF REQUEST

PLEASE INDICATE THE TYPE OF PUBLIC HEARING REQUESTED AND PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED SPECIAL USE, REZONING, TEXT AMENDMENT, OR VARIATION(S) INCLUDING A REFERENCE TO THE APPROPRIATE ORDINANCE SECTION(S) AND REGULATION(S):

\_\_\_\_\_ Special Use \_\_\_\_\_ Rezoning \_\_\_\_\_ Text Amendment \_\_\_\_\_ Variation(s)

Please Provide Written Description of Request - Attach Extra Pages If Necessary

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Petitioner's Signature \_\_\_\_\_

Date Petition is Filed \_\_\_\_\_



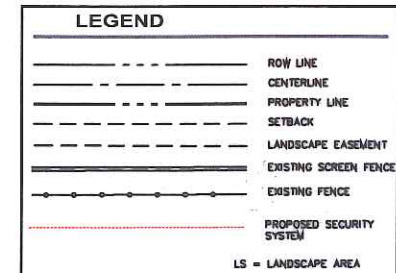
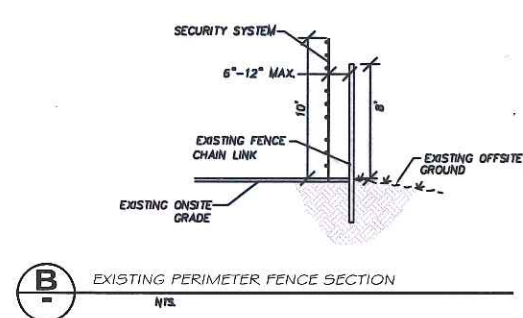
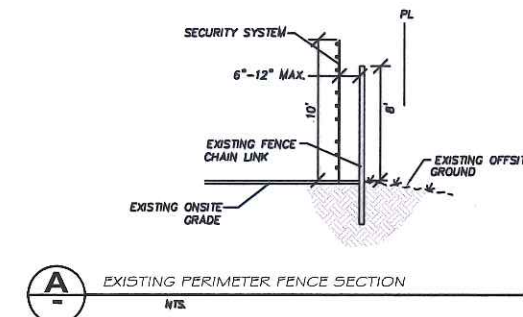
**FINDINGS OF FACT  
FOR AN AMENDMENT TO THE  
VILLAGE OF BURR RIDGE ZONING ORDINANCE**

Section XIII.J of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission determine compliance with the following findings in order to recommend a text amendment to the Zoning Ordinance. The petitioner must respond to and confirm each of the following findings by indicating the facts supporting such findings.

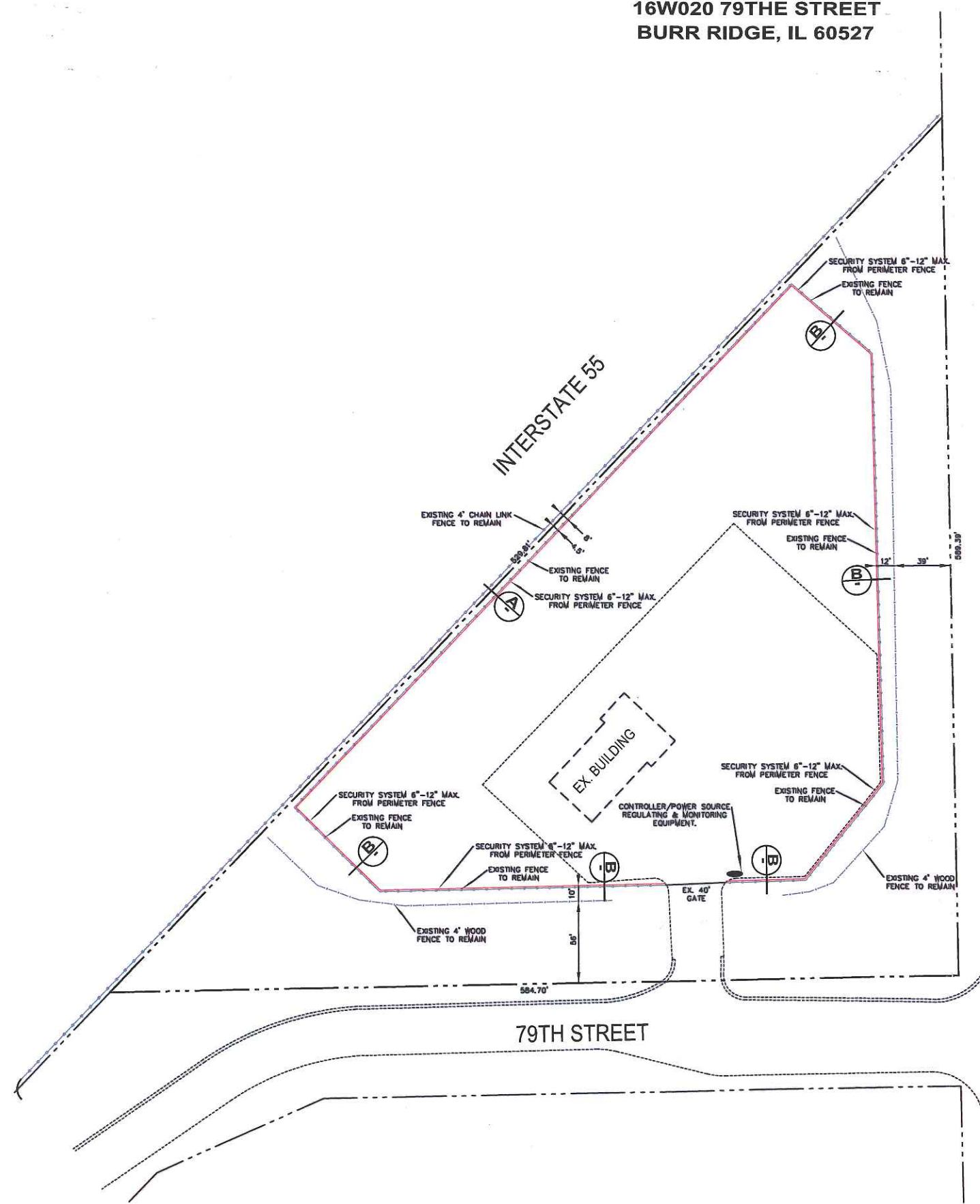
a. The amendment is compatible with other standards and uses of the Zoning Ordinance;

b. The amendment fulfills the purpose and intent of the Zoning Ordinance;

(Please transcribe or attach additional pages as necessary)

[illegible]

**Electric Guard Dog**  
121 Executive Center Drive, Ste 230  
Columbia SC 29210  
PHONE: 803-786-6333  
FAX: 803-404-5378



MADISON STREET

DEVELOPER

Lyons Truck Sales  
16W020 79th St.  
Burr Ridge, IL 60527

**STORM DRAIN:**  
THERE IS NO EXISTING STORM DRAIN ADJACENT TO THE PROPERTY. NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT.

**UTILITY RIGHT-OF-WAY/EASEMENTS NOTE:**  
THERE IS NO UTILITY RIGHT-OF-WAY OR EASEMENTS LOCATED ON THE PROPERTY.

**DRAINAGE/IRRIGATION NOTE:**  
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD ZONE. THERE ARE NO IRRIGATION OR DRAINAGE EASEMENTS ON THE PROPERTY.

**LANDSCAPE/RESERVATIONS NOTE:**  
COMMON AREAS AND PLANTINGS WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION. THERE ARE NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USES.

# PROJECT DATA

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PI# 08-26-405-001

ACREAGE: 4.00 +/- NET ACRES  
4.00 +/- GROSS ACRES

BUILDING FOOTPRINT: 3,390 TOTAL S.F.

LOT COVERAGE: 1.9% COVERAGE

ZONING: EXISTING: G-1 PUD  
PROPOSED: G-1 PUD

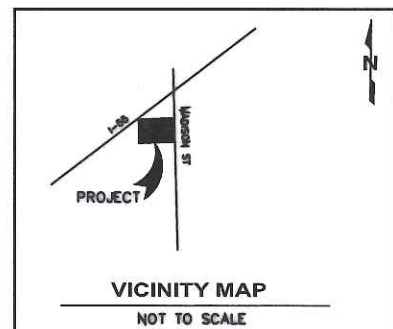
PARKING: REQUIRED: 75 SPACES.  
PROVIDED: 7+ SPACES

WALKWAY SYSTEM SETBACKS: FRONT (STREET) - 66"  
SIDE - 39"  
REAR - 4"

NOTES:

POLE LOCATIONS:  
STEEL POLES: TO BE LOCATED APPROXIMATELY ON EACH SIDE OF GATES/IS AT EVERY 90' (OR GREATER) TURN IN SYSTEM LINE. FIBERGLASS/INTERMEDIATE POLES: TO BE LOCATED APPROXIMATELY EVERY 30'

DISCLAIMER:  
POLE LOCATIONS MAY SLIGHTLY DEVIATE FROM STIPULATIONS ABOVE DUE TO ON-SITE CONDITIONS"



**PROJECT: REQUEST TO AUTHORIZE A SECURITY SYSTEM**  
**16W020 79TH STREET**  
**BURR RIDGE, IL 60527**  
**PI#: 09-26-405-001**

**SHEET TITLE:**  
**SITE PLAN**

DATE: JAN. 10, 2018

SCALE: 1" = 40'

SHEET  
1 OF 3

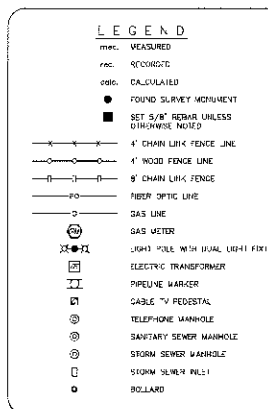
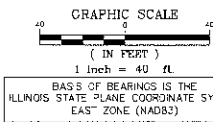


**ALTA / ACSM LAND TITLE SURVEY**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, LYING SOUTH OF THE SOUTHEASTERLY  
RIGHT-OF-WAY LINE OF F.A. ROUTE 55, EXCEPT THEREFROM  
THAT PART THEREOF DEDICATED FOR MADISON STREET AND  
79TH STREET, IN DU PAGE COUNTY, ILLINOIS.

LAND IS KNOWN AS: 16W020 79TH STREET

BURR RIDGE, L 6052



**SITE LOCATION MAP**  
NOT TO SCALE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY  
100 PROPERTIES, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS TABLE A THEREOF.

FIELD WORK COMPLETED: 1-27-201

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2016)  
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED  
OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DR.

REVISIONS			
No.	DATE	DESCRIPTION	BY

R  
&T

Ruettiger, Tonelli & Associates, Inc.

Surveyors • Engineers • Planners • Landscape Architects • U.S. Consultants

129 CAPITOLA DRIVE • SHOREWOOD, ILLINOIS 60404

TEL. (815) 744-6600 FAX. (815) 744-0101

website: [www.ruettigerdonelli.com](http://www.ruettigerdonelli.com)

DATE: 1-30-2015	SCALE: 1" = 40'	DRAWN BY: ECH	CHECKED BY: KAN
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PREPARED FOR:

FORANO LAW  
1022 S. Le GRANGE ROAD  
LeGRANGE, ILLINOIS 60525

FIELD BOOK: 28-a1

PAGE: 23-25

DRAWING NO:

315-0070-A

DRAWING TITLE: ALTA / ACSM LAND TITLE SURVEY	
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ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REF TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

STATE-150701SurvaygMke\_Typed070A.dwg, Layout1, 1/20/2016 1:42:53 PM, Image



Ruler

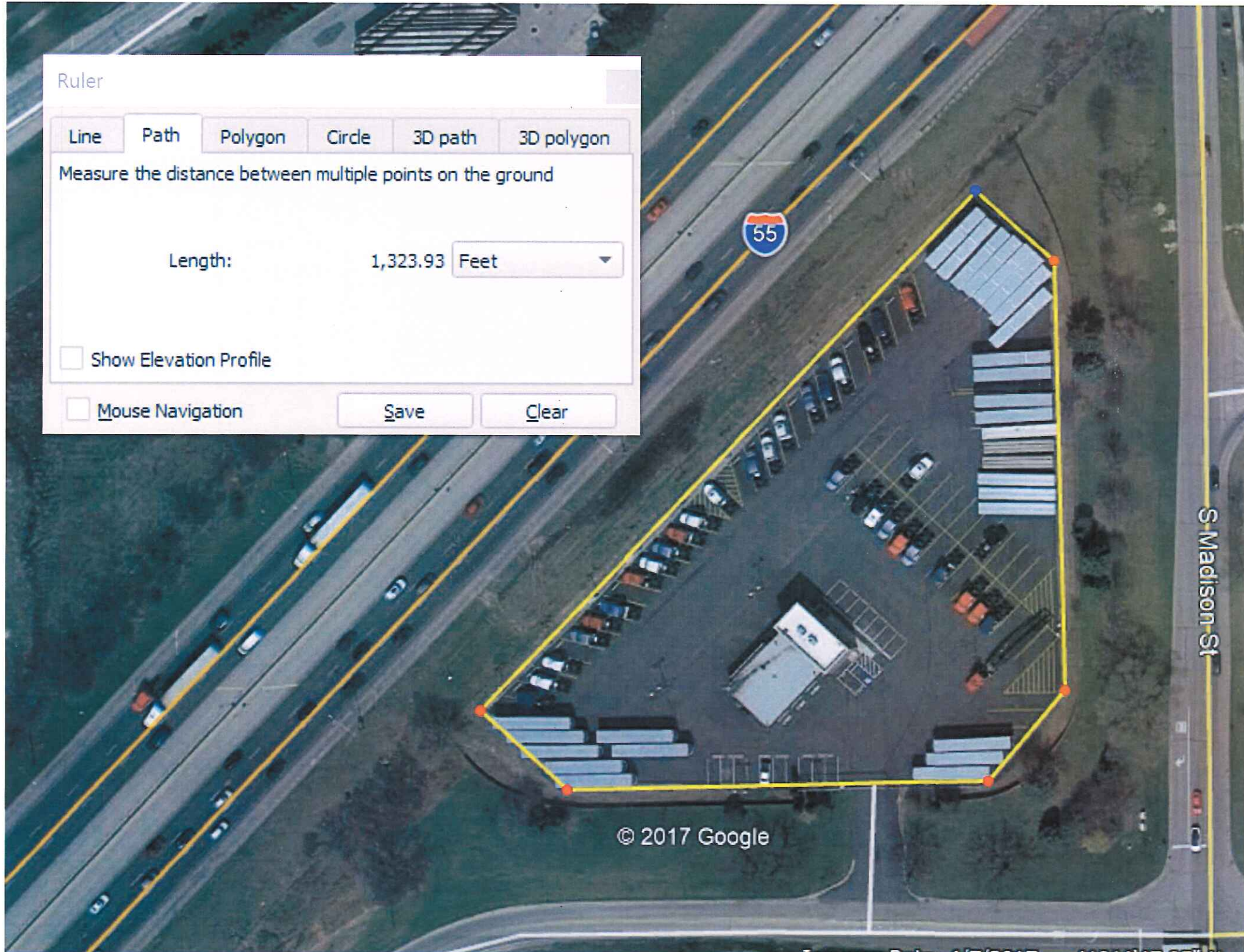
Line Path Polygon Circle 3D path 3D polygon

Measure the distance between multiple points on the ground

Length: 1,323.93 Feet

☐ Show Elevation Profile

☐ Mouse Navigation Save Clear



First American Title  
Order # 2605987  
WFO

**TRUSTEE'S DEED**

This indenture made this 26th day of January, 2015, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 13th day of May, 1981 and known as Trust Number L-391 party of the first part, and LDD Properties, LLC, whose address is: 8100 West 47<sup>th</sup> Street, Lyons, Illinois 60534, party of the second part.

Reserved for Recorder's Office

**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00)** AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in DuPage County, Illinois, to wit:

That part of the Southeast quarter of Section 26, Township 38 North, Range 11 East of the Third Principal Meridian, lying South of the Southeasterly right-of-way line of F.A.I. Route 55, except therefrom that part thereof dedicated for Madison Street and 79<sup>th</sup> Street, in DuPage County, Illinois.

**PROPERTY ADDRESS:** 16W020 79<sup>th</sup> Street, Burr Ridge, Illinois 60527

**PERMANENT TAX NUMBER:** 09-26-405-001

FIRST AMERICAN TITLE COMPANY  
27775 DIEHL ROAD  
WARRENVILLE, IL 60555  
RECORDING DEPT.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

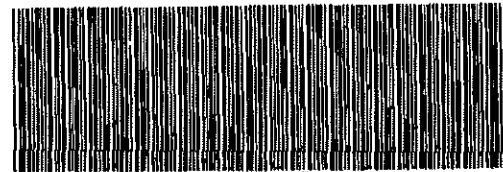
This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.

FIRST AMERICAN TITLE COMPANY  
27775 DIEHL ROAD  
WARRENVILLE, IL 60555  
RECORDING DEPT.

CHICAGO TITLE LAND TRUST COMPANY,  
as Trustee as Aforesaid

By: Maureen Paige  
Assistant Vice President



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
MAR. 13, 2015 RHSP 2:14 PM  
DEED \$40.00 09-26-405-001  
**003 PAGES R2015-024835**

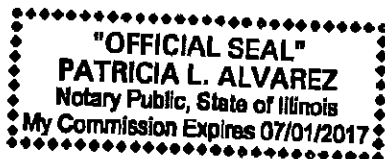
State of Illinois  
County of DuPage

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 26th day of January, 2015

  
NOTARY PUBLIC



This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
1725 S. Naperville Road,  
Wheaton, IL 60189

AFTER RECORDING, PLEASE MAIL TO:

NAME Fornaro Law

ADDRESS 1022 S. La Grange Road

CITY, STATE La Grange, IL 60525

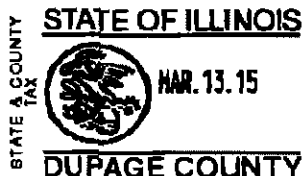
OR BOX NO. \_\_\_\_\_

SEND TAX BILLS TO:

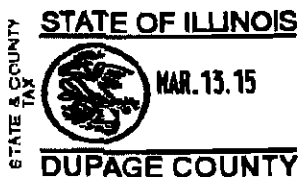
NAME LDD Properties, LLC

ADDRESS 16 W 020 79th

CITY, STATE Burr Ridge, IL 60527



# 0000005859	REAL ESTATE TRANSFER TAX
	02742.00
	FP326689



# 0000005858	REAL ESTATE TRANSFER TAX
	00483.00
	FP326689

2742<sup>00</sup>  
483<sup>00</sup>  
3225<sup>00</sup>

RECORDER OF DuPAGE COUNTY  
AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)

)SS.

COUNTY OF DuPAGE)

Bob Chicken Ho Co 1st American title, being duly sworn on oath, states that  
resides at 21775 Ditch Rd, Warrenville, IL 60555

A) ☒ That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land no being a part of a larger tract of land; or

B) ☐ That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.

2. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.

3. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public facilities which does not involve any new streets or easements of access.

4. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

5. The conveyance is of land for highway or other public purpose, or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

6. The conveyance is made to correct descriptions in prior conveyances.

7. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

8. The sale is of a single lot of less than 5 acres when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

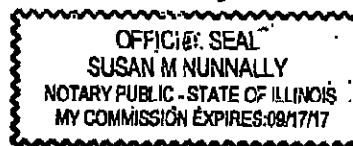
Affiant further states that \_\_\_\_\_ makes this Affidavit for the purpose of inducing the Recorder of DuPage County, Illinois, to accept the attached deed for recording.

\_\_\_\_\_  
Signature of Affiant

Bob Chicken Ho  
Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME  
this 4 day of February, 2015

Susan M. Nunnally  
Signature of Notary Public





8100 w 47th ST.  
LYONS, IL 60534

January 12, 2018

**Village of Burr Ridge**

RE: Letter of Authorization

To whom it may concern,

Please accept this letter as authorization for Electric Guard Dog, LLC of Columbia, SC, to represent LDD Properties, LLC in applying, processing, and advancing our request for a variation to the Burr Ridge Zoning Ordinance.

This should also include the submittal of any applications and/or information required in obtaining any required permits.

Please feel free to contact me with any questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read "Vic Dodevski". The signature is fluid and cursive, with a large initial "V" and "D".

Vic Dodevski  
Sole Member / LDD Properties LLC  
(708) 526-2150 x 300



Cadastral Realstate: 79TH ST

**General Property Information:**

PIN#

**0926405001**

Property Address:

**16W020 79TH ST**

**BURR RIDGE IL 60527**

Owner:

**LDD PROPERTIES LLC**

Property City: **Burr Ridge**

Property Class: **C**

Acreage: **4.00**

Acre\_Source: **Deeded**

[Zoom to](#)



**VILLAGE OF BURR RIDGE  
PLAN COMMISSION AND  
ZONING BOARD OF APPEALS**

**Consent to Install Public Notice Sign**

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property:

16W020 79<sup>th</sup> ST Burr Ridge IL 60527  
KDP Properties, LLC -

Property Owner or Petitioner:

Vic Dadecki - sole member  
(Print Name)

  
(Signature)



VILLAGE OF  
**BURR RIDGE**  
A VERY SPECIAL PLACE

7660 County Line Rd. • Burr Ridge, IL 60527  
(630) 654-8181 • Fax (630) 654-8269 • [www.burr-ridge.gov](http://www.burr-ridge.gov)

Mickey Straub  
Mayor

Karen J. Thomas  
Village Clerk

J. Douglas Pollock  
Village Administrator

March 13, 2018

**NOTICE OF PUBLIC HEARING**

Dear Property Owner:

The Plan Commission/Zoning Board of Appeals hereby provides notice that a public hearing will be conducted to consider the following petition:

1. **Z-10-2018: 16W020 79<sup>th</sup> Street** The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Lyons Truck Sales for an amendment to Section IV.J of the Burr Ridge Zoning Ordinance to permit chain link fence as a special use in a non-residential district and requests a special use as per the amended Section IV.J to permit a chain link fence on the subject property. The petition number and property address is **Z-10-2018: 16W020 79<sup>th</sup> Street** and the Permanent Real Estate Index Number is: **09-26-405-001**.

A public hearing to consider this petition is scheduled for:

**Date:** Monday, April 2, 2018

**Time:** 7:30 P.M. or as soon thereafter as the matter may be heard.

**Location:** Village of Burr Ridge  
Board Room  
7660 South County Line Road  
Burr Ridge, IL 60527

Petition information is on file and available for public review online or in person at the Burr Ridge Village Hall. To request additional information, please contact:

Evan Walter, Assistant to the Village Administrator  
(630) 654-8181 ext. 2010  
[ewalter@burr-ridge.gov](mailto:ewalter@burr-ridge.gov)

All persons interested in commenting on the proposed request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be reviewed by the Plan Commission/Zoning Board of Appeals if received at the Village Hall on or before the Wednesday preceding the public hearing.



Timothy Masters 7855 Quincy Street Willowbrook, IL 60527 PIN 09-26-404-018	Butterfield Ridge #2 15W760 Frontage Road Burr Ridge, IL 60527 PIN 09-25-000-013	Barbara Holding Co 640 Joliet Road Willowbrook, IL 60521 PIN 09-26-404-019
Chicago Title 7882 Quincy Drive Willowbrook, IL 60527 PIN 09-26-402-011	Lutgarda Mical 15W733 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-001	Patrick Rhea 645 Joliet Road Burr Ridge, IL 60527 PIN 09-26-401-001
Shurgard Income Property 12 801 Joliet Road Willowbrook, IL 60527 PIN 09-26-401-002	Ms. Tracy Murphy School District No. 62 7941 Madison Street Burr Ridge, IL 60527 PIN 09-36-100-012	TR Sliwinski 15W737 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-005
BCL Gemini LLC 60 Shore Drive Burr Ridge, IL 60527 PIN 09-35-203-004	Mars Snackfood LLC 15W660 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-25-302-025	Packaging Design Corp 101 Shore Drive Burr Ridge, IL 60527 PIN 09-35-205-003
American National 500-80 Joliet Road Willowbrook, IL 60527 PIN 09-26-404-027	Shore 114 LLC 116 Shore Drive Burr Ridge, IL 60527 PIN 09-35-206-001	Aspen Investments 15W727 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-006
Ronald Siegel 535 Joliet Road Willowbrook, IL 60527 PIN 09-26-401-006	Midland Management 760 North Frontage Road Willowbrook, IL 60527 PIN 09-26-400-015	7900 Madison LLC 7900 Madison Street Burr Ridge, IL 60527 PIN 09-35-205-023
Tapan & Bani Biswas 15W675 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-009	Randolph Properties LLC 51 Shore Drive Burr Ridge, IL 60527 PIN 09-35-205-002	Eric & JL Brucher 7921 Madison Street Burr Ridge, IL 60527 PIN 09-36-100-002
HPM Investments Inc. 15W719 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-007	Tuschall Family Limited 60 Shore Drive Burr Ridge, IL 60527 PIN 09-25-302-023	Layko Properties 100 Shore Drive Burr Ridge, IL 60527 PIN 09-35-203-006
1 <sup>st</sup> Illinois Bank and Trust #9632 15W705 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-008	MMH LLC 525 Executive Drive Willowbrook, IL 60527 PIN 09-26-404-011	MBC 57 LLC 7926 Madison Street Burr Ridge, IL 60527 PIN 09-35-205-020
James Starha 15W759 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-003	Montgomery & Macy Moy 15W749 79 <sup>th</sup> Street Burr Ridge, IL 60527 PIN 09-36-100-004	VIP Summerbrook LLC 15W700 Frontage Road Burr Ridge, IL 60527 PIN 09-25-302-014

[illegible]



## VILLAGE OF BURR RIDGE

### MEMORANDUM

**TO:** Village of Burr Ridge Plan Commission  
Greg Trzupek, Chairman

**FROM:** Evan Walter  
Assistant to the Village Administrator

**DATE:** March 28, 2018

**RE:** Board Report for April 2, 2018 Plan Commission Meeting

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At its March 26, 2018 meeting the following actions were taken by the Board of Trustees relative to matters forwarded from the Plan Commission.

**Z-07-2018: 6860 North Frontage Road (Agarwal);** The Board of Trustees concurred with the recommendation of the Plan Commission and approved a special use for a medical clinic.

**Z-03-2018: Zoning Ordinance Amendments – Outdoor, Overnight Parking of Commercial Vehicles;** The Board of Trustees concurred with the recommendation of the Plan Commission and approved amendments to the Zoning Ordinance.



## VILLAGE OF BURR RIDGE

### MEMORANDUM

**TO:** Village of Burr Ridge Plan Commission  
Greg Trzupek, Chairman

**FROM:** Evan Walter  
Assistant to the Village Administrator

**DATE:** March 28, 2018

**RE:** Activity Report for April 2, 2018 Plan Commission Meeting

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The following developments have occurred related to recent Plan Commission hearings and considerations.

**11650 Bridewell Drive** – The Village has held a pre-construction meeting with McNaughton Development, and the foundations for the first three model homes have been poured.

**15W308 North Frontage Road** – Michael Wilk and Magic Irrigation has signed a lease and has begun moving into the property. Staff expects them to receive a CO within the month.

**880 Village Center Drive** – Design Bar has received a CO and is scheduled to open in August 2018.



## VILLAGE OF BURR RIDGE

### MEMORANDUM

**TO:** Village of Burr Ridge Plan Commission  
Greg Trzupek, Chairman

**FROM:** Evan Walter  
Assistant to the Village Administrator

**DATE:** April 2, 2018

**RE:** **PC-05-2018; Consideration of Amendments to the Sign Ordinance;  
continued from February 19, 2018**

At its February 19, 2018 meeting, the Plan Commission considered amendments to the Sign Ordinance. Staff believes it is accurate to summarize the discussions as follows:

- **Guaranteed Signage Allotments.** Lots in Office and Manufacturing Districts with buildings less than 100,000 square feet are permitted one wall sign not exceeding 100 square feet per street frontage. Discussion was held regarding allowing one sign per tenant on multi-tenant buildings, subject to a cap. For example, a building with three tenants would be permitted to have three wall signs, with each no larger than 33 square feet in area, or three signs all totaling no more than 100 square feet. Either example would provide property owners with additional flexibility regarding their properties. In this example, the building would be permitted to have three signs if there were three tenant spaces regardless of the quantity of street frontages.
- **Ground and Wall Sign Mixture.** Lots in Office and Manufacturing Districts with buildings less than 100,000 square feet are permitted one wall sign not exceeding 100 square feet per street frontage. Discussion was held regarding allowing one wall sign and one ground sign per lot. For example, a lot containing a building with less than 100,000 square feet of space could be permitted to have one ground sign per lot and one wall sign per street frontage, each not exceeding 50 square feet. The Plan Commission has received six petitions for sign variations from properties in the Office and Manufacturing Districts in the past three years; of these petitions, four requested additional signs (one was denied), one requested a single sign larger than 100 square feet, and one requested that previously approved signs be relocated on the property.
- **Larger, Premium Ground Signs.** Currently, Burr Ridge does not require ground signs to be landscaped in any form. Discussion was held regarding allowing a bonus for ground signs that are landscaped and lit, as well as permitting larger ground signs that are made of a premium material, such as brick or stone. For example, the Plan Commission could recommend that a ground sign may be enlarged to 150 square feet from 100 if it were surrounded by 2 square feet of landscaping per 1 square foot of the largest sign area, lit with white LED lights, and/or made of a designated premium material, such as brick or stone.

PC-05-2018: Consideration of Amendments to the Sign Ordinance  
April 2, 2018; continued from February 19, 2018

- Clarification of Color Restrictions. The Plan Commission stated that all colors should be considered part of the three color restriction, including white and black.

The Plan Commission also brought forward the desire to add amortization as a method to bring non-conforming signs into compliance with the Sign Ordinance. Due to the depth of legal complexity involved with adopting such a policy, this will be discussed as a separate consideration at a later meeting where more focused consideration may occur. Staff requests feedback regarding each of the other proposed amendments.